

ASSEMBLY BILL

No. 782

Introduced by Assembly Member Mullin

February 18, 2005

An act relating to housing.

LEGISLATIVE COUNSEL'S DIGEST

AB 782, as introduced, Mullin. Housing.

Under existing law, there are programs providing assistance for, among other things, multifamily housing, emergency housing, farmworker housing, homeownership for low- and very low income households, and downpayment assistance for first-time homebuyers.

This bill would make legislative findings and declarations regarding the need to make more housing available.

Vote: majority. Appropriation: no. Fiscal committee: no.
State-mandated local program: no.

The people of the State of California do enact as follows:

- 1 SECTION 1. (a) The Legislature finds and declares all of the
- 2 following:
- 3 (1) Approximately 220,000 housing units need to be produced
- 4 in California each year to meet demand. Yet only four times in
- 5 the last 20 years has the production target been reached.
- 6 (2) While the national homeownership rate has reached a
- 7 record high, the rate in California is 10 percent below the
- 8 national average, and ranks 48th in the nation.
- 9 (3) There is an extreme shortage of rental housing in
- 10 California, particularly for lower income renters. Rental housing

1 construction is primarily at the high end of the rental market. The
2 statewide rental vacancy rate is fourth lowest in the nation.

3 (4) Over one-third of all renter families statewide pay over
4 half their incomes in rent. Over one-half of all low-income
5 renter families pay over half their incomes in rent, while almost
6 three out of four very low income renter families pay over half
7 their incomes in rent. It requires 106 hours per week at a
8 minimum wage job to afford the average two-bedroom unit in
9 California.

10 (5) One out of every eight housing units statewide is in
11 substandard condition, and one of every eight metropolitan
12 California rentals is overcrowded. Threats to resident safety and
13 displacement and costs of repairs and rehabilitation can be
14 mitigated with more effective local housing code enforcement
15 and compliance activities. Moreover, increased availability of
16 public funds to help finance rehabilitation and repairs will result
17 in the preservation of existing housing rather than replacement of
18 that housing at higher construction costs.

19 (6) The Department of Housing and Community Development
20 estimates that there are over 360,000 homeless individuals in
21 California, and other data discloses that one-third of the
22 homeless population, and the segment increasing most rapidly,
23 are families with children.

24 (7) More than 147,000 rental units built in this state prior to
25 1980 under the Section 236, Section 221(d)(3), and Section 8
26 programs of the United States Department of Housing and Urban
27 Development and the Section 515 program of the federal Farmers
28 Home Administration are at risk of conversion to higher rent
29 housing or condominium units. Loss of this housing stock will
30 displace thousands of elderly, disabled, and struggling families
31 with no place to go.

32 (8) The basic housing goal for state government pursuant to
33 subdivision (b) of Section 50003 of the Health and Safety Code
34 is to provide a decent home and suitable living environment for
35 every California family.

36 (b) The Legislature further finds and declares all of the
37 following:

38 (1) There is an urgent need to provide affordable housing to
39 meet the increasingly unfulfilled housing needs of this state.

1 (2) There is an immediate need to reaffirm the commitment to
2 the official housing policy of the state and provide sufficient
3 financial resources to meet this commitment over a reasonable
4 period of time.

5 (3) There is a critical need to provide financial assistance to do
6 all of the following:

7 (A) Purchase, construct, and rehabilitate emergency shelters
8 and transitional housing for homeless families and individuals.

9 (B) Construct rental housing for families and individuals,
10 including the special housing needs of seniors, the disabled, and
11 farmworkers.

12 (C) Preserve and rehabilitate affordable homes and rental
13 housing.

14 (D) Provide home purchase assistance for first-time
15 homebuyers.